From:	Seth DiStefano <sdistefano@wvpolicy.org>
Sent:	5/31/2019 9:49:34 AM
To:	Roger Hanshaw
Subject:	Re: Opportunity Zones and gentrification

I forgot to send the other link. Here is the one on OZs and gentrification:

https://itep.org/so-called-opportunity-zones-provide-opportunity-for-whom/

So-Called Opportunity Zones Provide Opportunity for Whom?

itep.org

In early April, a diverse but mostly black crowd took to the streets in the Shaw neighborhood of Washington D.C. to protest T-Mobile's decision to order Metro PCS to cease playing gogo music. This tale is a shining example of why economic investment—especially taxpayer-incentivized investment—in underserved communities is fraught with controversy.

From: Seth DiStefano
Sent: Thursday, May 30, 2019 8:38:42 AM
To: roger.hanshaw@wvhouse.gov
Subject: Opportunity Zones and gentrification

Dear Mr. Speaker,

I wanted to pass along a few resources putting into perspective why I feel HB 113 is not good policy. The first is this paper from Mike Mazerov. It links to several other good resources:

https://www.cbpp.org/blog/too-soon-for-states-to-consider-opportunity-zone-tax-breaks

One of the resources linked in that one pager is this piece from the Institute on Taxation and Economic Policy pointing out the dangers low income communities, particularly communities of color, face from the incentivized gentrification that results from Opportunity Zones. Doubling down with state level incentives, I would argue, will only make this problem worse.

I would recommend allowing some time to see if the Federal law does what its proponents say it will do for low income communities before moving any further with increased incentives and I would absolutely dedicate an interim study to gentrification before moving forward with something like this.

I am happy to discuss any time.

Seth DiStefano
Policy Outreach Director
West Virginia Center on Budget and Policy
304.642.2004
@sethano
he/him/his

Email Header:

MIME-Version: 1.0
Date: Fri, 31 May 2019 13:49:34 +0000
Message-ID: <SN6PR13MB2303E54F0467A99467D07890B5190@SN6PR13MB2303.namprd13.prod.outlook.com>
Content-Type: multipart/alternative;
    boundary="------------06050209080302020206010908"
X-Priority: Normal
Received: from DM5PR09MB1162.namprd09.prod.outlook.com (2603:10b6:5:100::48) by DM6PR09MB2570.namprd09.prod.outlook.com with HTTPS via DM6PR03CA0071.NAMPRD03.PROD.OUTLOOK.COM;
    Fri, 31 May 2019 13:49:40 +0000
Received: from CY4PR09CA0002.namprd09.prod.outlook.com (2603:10b6:910:2::12) by DM5PR09MB1162.namprd09.prod.outlook.com (2603:10b6:4:d::11) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_
    Fri, 31 May 2019 13:49:38 +0000
Received: from CY1GCC01FT006.eop-gcc01.prod.protection.outlook.com (2a01:111:f400:7d02::201) by CY4PR09CA0002.outlook.office365.com (2603:10b6:910:2::12) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WI
    Fri, 31 May 2019 13:49:38 +0000
Received: from NAM03-CO1-obe.outbound.protection.outlook.com (40.107.79.49) by CY1GCC01FT006.mail.protection.outlook.com (10.97.0.194) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA3
    Fri, 31 May 2019 13:49:38 +0000
Received: from SN6PR13MB2303.namprd13.prod.outlook.com (52.135.94.22) by SN6PR13MB2285.namprd13.prod.outlook.com (52.135.94.16) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id
    Fri, 31 May 2019 13:49:35 +0000
Received: from SN6PR13MB2303.namprd13.prod.outlook.com ([fe80::ed23:e984:9201:45c3]) by SN6PR13MB2303.namprd13.prod.outlook.com ([fe80::ed23:e984:9201:45c3%7]) with mapi id 15.20.1943.018;
    Fri, 31 May 2019 13:49:35 +0000
Authentication-Results: spf=pass (sender IP is 40.107.79.49) smtp.mailfrom=wvpolicy.org;
  wvhouse.gov;
  dkim="pass (signature was verified) header.d=wvpolicy.onmicrosoft.com";
 wvhouse.gov;
  dmarc="bestguesspass action=none header.from=wvpolicy.org";
 compauth="pass reason=109"
received-spf: None (protection.outlook.com: wvpolicy.org does not designate permitted sender hosts)
DKIM-Signature: v=1; a="rsa-sha256"; c="relaxed/relaxed";
  d="wvpolicy.onmicrosoft.com";
  s="selector1-wvpolicy-onmicrosoft-com";
  h="From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-SenderADCheck";
  bh="AeNYbFf5CM8MvZtNX0cm7RLnU9oW3AY8oH+7iSru2xQ=";
  b="XvXuCCCLxSlFjQS+cPyZwoAbklsOgHkaLQ1DM5Gw0shiCf7lztHEn6PtlncnKQeKZlIulu3uTP/SkNMmnyKezEFjoMzFdmdcmFLiGcINUmMsV8APpqx42x5Q/suLpYwjL8m1Lg9B3qB9Mz+aRNoFemmzgyKXgN157SURxMYwZ2k="
Thread-Topic: Opportunity Zones and gentrification
Thread-Index: AQHVFuMEYf/XBsEk7keGiNSmEbGtlaaFQXFs
References: <SN6PR13MB23031348CA6D485110602789B5180@SN6PR13MB2303.namprd13.prod.outlook.com>
In-Reply-To: <SN6PR13MB23031348CA6D485110602789B5180@SN6PR13MB2303.namprd13.prod.outlook.com>
Accept-Language: en-US
Content-Language: en-US
Authentication-Results-Original: spf=none (sender IP is) smtp.mailfrom=sdistefano@wvpolicy.org;
x-originating-ip: [50.110.21.164]
x-ms-publictraffictype: Email
X-MS-Office365-Filtering-Correlation-Id: 778990f1-f3f0-4301-bad7-08d6e5ced2e0
X-Microsoft-Antispam-Untrusted: BCL:0;
 PCL:0;
 RULEID:(2390118)(7020095)(4652040)(7021145)(8989299)(4534185)(7022145)(4603075)(4627221)(201702281549075)(8990200)(7048125)(7024125)(7027125)(7023125)(5600148)(711020)(4605104)(1401327)(2017052603328)(7193020);
 SRVR:SN6PR13MB2285;
X-MS-TrafficTypeDiagnostic: SN6PR13MB2285:|DM5PR09MB1162:
X-MS-Exchange-PUrlCount: 5
x-microsoft-antispam-prvs: <SN6PR13MB2285E5BADE9EDA67F43CC075B5190@SN6PR13MB2285.namprd13.prod.outlook.com>
x-ms-oob-tlc-oobclassifiers: OLM:5516;
 OLM:5516;
x-forefront-prvs: 00540983E2
X-Forefront-Antispam-Report-Untrusted: SFV:NSPM;
 SFS:(10009020)(136003)(396003)(366004)(346002)(376002)(39830400003)(189003)(199004)(9686003)(11346002)(6306002)(55016002)(54896002)(236005)(5660300002)(316002)(229853002)(186003)(3480700005)(74316002)(733005)(2906002)(5640
 DIR:OUT;SFP:1101;SCL:1;SRVR:SN6PR13MB2285;
 H:SN6PR13MB2303.namprd13.prod.outlook.com;FPR:;SPF:None;LANG:en;
 PTR:InfoNoRecords;MX:1;A:1;
x-ms-exchange-senderadcheck: 1
X-Microsoft-Antispam-Message-Info-Original: RMcgi26RgTwAlWxbUNCxHqA3c8lrmMzBsyIx8slWRnP/Phfkt+V5pGeYPp3LrPiOJdKL7SMW76suZ5TtFRxn1N984onb7VpYljAFj2I3O4CMrnYZExATSQQBlP7497nL8QmJMueybt1vFr2RDrNG7iVgg8a+UBnZXKgHx+J/NQ5cwhBvw
X-MS-Exchange-Transport-CrossTenantHeadersStamped: SN6PR13MB2285
X-MS-Exchange-Transport-CrossTenantHeadersStamped: DM5PR09MB1162
Return-Path: sdistefano@wvpolicy.org
X-MS-Exchange-Organization-ExpirationStartTime: 31 May 2019 13:49:38.3470 (UTC)
X-MS-Exchange-Organization-ExpirationStartTimeReason: OriginalSubmit
X-MS-Exchange-Organization-ExpirationInterval: 2:00:00:00.0000000
X-MS-Exchange-Organization-ExpirationInterval: 1:00:00:00.0000000
X-MS-Exchange-Organization-ExpirationIntervalReason: OriginalSubmit
X-MS-Exchange-Organization-ExpirationIntervalReason: FlexTransport
X-MS-Exchange-Organization-Network-Message-Id: 778990f1-f3f0-4301-bad7-08d6e5ced2e0
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 6d0868ae-8f29-4df9-8b8a-84cdc554a823:0
X-MS-Exchange-Organization-MessageDirectionality: Incoming
X-MS-Exchange-Transport-CrossTenantHeadersStripped: CY1GCC01FT006.eop-gcc01.prod.protection.outlook.com
X-MS-Exchange-Transport-CrossTenantHeadersPromoted: CY1GCC01FT006.eop-gcc01.prod.protection.outlook.com
X-Forefront-Antispam-Report: CIP:40.107.79.49;
 IPV:NLI;CTRY:US;EFV:NLI;SFV:NSPM;
 SFS:(10001)(2980300002)(189003)(199004)(8156004)(6306002)(55016002)(7636002)(446003)(5660300002)(236005)(3480700005)(8636004)(9686003)(1015004)(15974865002)(6436002)(16003)(54896002)(6246003)(229853002)(336012)(106002)(384
 DIR:INB;SFP:;SCL:1;SRVR:DM5PR09MB1162;
 H:NAM03-CO1-obe.outbound.protection.outlook.com;FPR:;SPF:Pass;
 LANG:en;PTR:mail-eopbgr790049.outbound.protection.outlook.com;
 MX:1;A:1;

X-MS-Exchange-Organization-AuthSource: CY1GCC01FT006.eop-gcc01.prod.protection.outlook.com
X-MS-Exchange-Organization-AuthAs: Anonymous
X-MS-Office365-Filtering-Correlation-Id-Prvs: 6b37c02b-db25-4a36-b665-08d6e5ced10b
X-Microsoft-Antispam: BCL:0;PCL:0;
 RULEID:(2390118)(7020095)(4652040)(5600148)(710020)(711020)(4605104)(4709054)(1420029)(8001031)(1414054)(71702078)(7193020);
 SRVR:DM5PR09MB1162;
X-MS-Exchange-AtpMessageProperties: SA|SL
X-MS-Exchange-Antispam-ScannedUrls: 4520965554364938111;
 1610701600814460937
X-MS-Exchange-Organization-SCL: 1
X-MS-Exchange-Safelinks-Url-KeyVer: 1
X-MS-Exchange-Safelinks-Url-KeyVer: 1
X-MS-Exchange-ATPSafeLinks-Stat: 0
X-MS-Exchange-CrossTenant-OriginalArrivalTime: 31 May 2019 13:49:38.1919 (UTC)
X-MS-Exchange-CrossTenant-Network-Message-Id: 778990f1-f3f0-4301-bad7-08d6e5ced2e0
X-MS-Exchange-CrossTenant-Id: 6d0868ae-8f29-4df9-8b8a-84cdc554a823
X-MS-Exchange-CrossTenant-FromEntityHeader: Internet
X-MS-Exchange-Transport-EndToEndLatency: 00:00:02.1855670
X-MS-Exchange-Processed-By-BccFoldering: 15.20.1922.000
X-Microsoft-Antispam-Mailbox-Delivery: ucf:0;
 jmr:0;ex:0;auth:0;dest:I;
 ENG:(20160514016)(750119)(520011016)(944506303)(944626516);
X-Microsoft-Antispam-Message-Info: h0VvvTJBWYUSRA2EKoO0HDdMDuFy4YX+OC8h42nYHU9LTONKUvrSJgqeX1/f82bA/XOK2D0I/kzs2q9nOZkY1wqRwP+sO+7/wna8X5aJPEqDbD6KiCAEe/ZawE7lbOyzDT0+JamIV7jtACxDC23wmY/SjoWI/LJIeo04aPIRXGBglGO09e499eRfspXI
To: "Roger" <Hanshaw>
From: "Seth DiStefano" <sdistefano@wvpolicy.org>
CKX-Bounce-Address: sdistefano@wvpolicy.org
Subject: Re: Opportunity Zones and gentrification